

## SUMMARY MINUTES

### REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

January 8, 2008

A regular meeting of the Chairman and Members of the Community Redevelopment Agency (CRA) Board was held in the North Miami Council Chambers of City Hall on Tuesday, January 8, 2008, beginning at 5:31 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

Note: The actual agenda and all backup materials for each CRA Board meeting and CRA Advisory Committee meeting can be found at: [www.NorthMiamiCRA.org](http://www.NorthMiamiCRA.org)

Flag salute

#### ROLL CALL

Marie Erlande Steril	Here
Scott Galvin	Here
Chairman Kevin A. Burns	Here
Jacques Despinosse	Here
Michael R. Blynn	Here

**Approval of Minutes:** Regular Meeting – Tuesday, December 11, 2007, approved by Board

#### Additions, Deletions or Withdrawals

Tab IV continued to February 12, 2008

#### ITEMS FOR REVIEW AND/OR ACTION

- I. **TAB 1 – STATUS UPDATE: PROPOSED CONTRACTUAL AGREEMENT TO IMPLEMENT FY 2007-08 PROJECTS AND PROGRAMS BETWEEN THE CRA AND (a) DYNAMIC COMMUNITY DEVELOPMENT CORPORATION, AND (b) JHS AND ASSOCIATES, INC.**

The CRA Executive Director presented the proposed scopes of services and budgets from Dynamic Community Development Corporation and JHS and Associates, Inc., previously approved

unanimously by the CRA Advisory Committee. Board Member Galvin moved approval, seconded by Board Member Steril; passed 4-1. Board Member Blynn opposing.

**II. TAB 2 – STATUS UPDATE: REGARDING THE SIDE LETTER FOR THE BEL HOUSE APARTMENTS LEASE/PURCHASE AGREEMENT AND THE PROPOSED BEL HOUSE MANAGEMENT AGREEMENT BETWEEN THE CRA AND NORTH MIAMI HOUSING**

The CRA Executive Director provided a status update to the Board. The five recommended conditions for proceeding forward were addressed and considered in a mutually accepted signed agreement.

The CRA Executive Director advised the next step is the transition of the day-to-day management of the project for the 20-unit building, that is occupied; and the 45-unit building in need of rehabilitation. The CRA Executive Director further advised, moving forward, with the development of scope of work for the rehabilitation of the 45-unit building and securing a bank loan. Board discussion.

The CRA Executive Director advised the budget is in the range of \$850,000 and the project work is expected to begin in April/May.

**III. TAB 3 – STATUS UPDATE: PIONEER GARDENS SITE / ENVIRONMENTAL CONDITIONS AND REMEDIATION**

The CRA Executive Director updated the Board regarding the change order presented by the developer for the remedial action plan requested by DERM, approved by the CRA for \$10,250 on December 12, 2007. The plan has been delivered to DERM for consideration and approval. The CRA Executive Director advised the first phase would be removing contaminated soil removal and phase two would consist of the expiration of soil in subsoil areas where mounds were located, identifying, unearthing and disposing 8-inch diameter pipe, identifying 100 foot by 100 foot area near the center of the site containing suspect asbestos, roof materials and sub-service investigation-test pits dug in aeration areas. The CRA Executive Director informed the Board all work done in compliance with federal and state regulatory requirements.

The CRA Executive Director will report on the approval from DERM and cost for phase-one soil removal, at the next meeting.

The CRA Executive Director has a follow-up meeting with WASA scheduled for January 14, 2008, to determine responsibility for the clean up of the wastewater treatment plant. Board discussion.

The CRA Board Attorney explained the procedure when using a revenue bond financing the project. Mr. Zelkowitz further explained this is a non-recourse obligation. Board discussion.

**IV. TAB 4 – ACTION ITEM: PROPOSED LEASE AGREEMENT BETWEEN THE CRA AND MIAMI-DADE COUNTY FOR CONSTRUCTION AND OPERATION OF FIRE STATION NUMBER 18**

Continued to February 12, 2008, CRA Board Meeting.

**V. TAB 5 – ACTION ITEM: PROPOSED LOAN TERMS ON CRA SUBSIDIES FOR HOME PURCHASE ASSISTANCE AND SINGLE-FAMILY HOME REHABILITATION ASSISTANCE**

Continued to January 22, 2008, CRA Board Meeting.

**VI. TAB 6 – ACTION ITEM: PROPOSED GUIDELINES FOR THE CRA’S SINGLE-FAMILY HOME REHABILITATION PROGRAM**

Continued to January 22, 2008, CRA Board Meeting.

**VII. TAB 7 – STATUS UPDATE: CRA COMMERCIAL GRANTS PROGRAM**

The CRA Executive Director received 22 applications; 20 were funded. The CRA Executive Director advised a special consideration came for a commercial grant for ARNOLD’s Royal Castle and approved as the 21<sup>st</sup> project. During the month of November, 4 project grant agreements were cancelled. In 2007, 7 projects were completed. The rest of the projects are active and ongoing. Another application round opened in August, receiving 7 or 8 applications, where 2 or 3 are eligible and being considered. Board discussion. The Board requested quarterly reports on the status of CRA commercial grants.

## **REPORTS**

A. Board Members

The Board requested a financial report be provided.

Chairman Burns re-appointed Inez Couch as Resident, term expiring September, 2009, approved unanimously by the Board.

B. CRA Attorney

(NONE)

C. Executive Director

(NONE)

D. Next Regular Board Meeting: Tuesday, January 22, 2008 at 5:30 p.m. at North Miami City Council Chambers

Next Advisory Committee Meeting – Monday, February 4, 2008 at 6:00 p.m. at North Miami City Council Chambers

## **ADJOURNMENT**

Meeting adjourned at 6:25 p.m.